

**BG Enterprises LLC. Project Mitigation Monitoring and Reporting Program
Major Use Permit, UP 20-82; Initial Study, IS 20-98**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to aesthetic impacts due to security and greenhouse lighting.	AES-1: All outdoor lighting shall be fully shielded and downward casting to prevent spillover onto other properties and the night sky in a manner that complies with the County's darksky.org lighting recommendations.	Applicant/ Contractor	Applicant	Life of the project	
	AES-2: Prior to cultivation, the applicant shall provide blackout screening in or on each greenhouse to block light from spilling out beyond each greenhouse.	Applicant/ Contractor	Applicant	Life of the project	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently during operation.	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-2: All mobile diesel equipment used shall comply with State registration requirements. Portable and stationary diesel-powered equipment shall meet the requirements of the State Air Toxic Control Measures for CI engines.	Applicant/ Contractor	Applicant	During site development and life of the project	
	AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant/ Contractor	Applicant	Life of the project	
	AQ-4: All vegetation removed during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.	Applicant/ Contractor	Applicant	During construction and life of the project	

	AQ-5: All graveled areas of vehicular travel (access driveway, parking area, turnaround) shall be regularly used and/or maintained to reduce fugitive dust generation.	Applicant/ Contractor	Applicant	During site development and life of the project	
	AQ-6: An Odor Control Plan shall be submitted to the County of Lake Planning Division prior to the start of any cultivation under this permit that provides the planting of fragrant plants around the perimeter of the outdoor cultivation site. All planted areas shall be irrigated and the plants maintained in a healthy state for the duration of the project. Plants shall be planted no greater than two feet apart, and irrigation line locations shall be shown on the Odor Control Plan submitted.	Applicant/ Contractor	Applicant	During site development and life of the project	
BIOLOGICAL RESOURCES					
The project has some potential to impact sensitive plant species	BIO-1: Prior to site disturbance including the removal / clearing of chaparral, a springtime plant survey shall be conducted. The results of this survey, including recommendations, shall be provided to the Lake County Planning Department prior to a hearing and cultivation. Any recommendations shall be added as conditions of approval for this use permit.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
CULTURAL / GEOLOGIC (PREHISTORIC) / TRIBAL CULTURAL RESOURCES					
The project has some potential to uncover significant archaeological resource or human remains during construction activities.	CUL-1: Prior to initiation of ground disturbance activities, all on-site personnel of the project shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s), the applicant shall notify the cultural affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. No work shall commence within 100 feet of the find(s) until the recommended mitigation procedures, if necessary, has been adopted by the applicant. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the cultural affiliated Tribe, and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Applicant, Contractor, Culturally Affiliated Tribe	Applicant	During any site disturbance	
	CUL-2: The applicant and all employees shall complete sensitivity training prior to the start of cultivation activities in order to be able to recognize potentially significant relics, artifacts or other materials that may be uncovered during ground disturbance activities.	Applicant, Contractor; Culturally- Affiliated Tribe	Applicant	During any site disturbance	

GEOLOGY AND SOILS

<p>The proposed project has some potential to cause some adverse effects regarding minor ground disturbance during site preparation. Therefore the following mitigation measures are added:</p>	<p>GEO-1: Prior to any ground disturbance, the permittee shall submit an engineered Grading, Erosion Control and Sediment Plan to the Water Resource Department and the Community Development Department for review and approval. The Plan shall contain all proposed best management practices and mitigation measures required for the control of runoff and prevention of sedimentation to protect the local watershed during construction and operation. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state.</p>	Applicant	Applicant	Prior to any site disturbance	
	<p>GEO-2: Excavation, filling, vegetation clearing, or other disturbance off the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of the defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p>	Applicant, contractor	Applicant	During construction	
	<p>GEO-3: All erosion control and sedimentation prevention measures shall be monitored by the permit holder during the rainy seasons (October 15 to May 15), including during operation.</p>	Applicant/ Contractor	Applicant	During construction and life of the project	

NOISE

<p>The project has some potential for noise during and after construction.</p>	<p>NOI-1: The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas at the property lines</p>	Applicant, contractor	Applicant	During construction; life of the project	
	<p>NOI-2: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.</p>	Applicant; Contractor;	Applicant	During construction; life of the project	
	<p>NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines.</p>	Applicant; Contractor;	Applicant	During construction; life of the project	

